044.0	0005	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,030,900 / 1,030,900
					USE VALUE:	1,030,900 / 1,030,900
					ASSESSED:	1,030,900 / 1,030,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
119		WEBSTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SPINGLER SEAN & ELIZABETH D
Owner 2:	
Owner 3:	
Street 1:	119 WEBSTER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,860 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Wood Shingle Exterior and 2479 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4860.000	578,300		452,600	1,030,900
Total Card	0.112	578,300		452,600	1,030,900
Total Parcel	0.112	578,300		452,600	1,030,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 415.94 | /Parcel: 415.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 31469
GIS Ref:
GIS Ref:
Insp Date: 11/12/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 044.0-0005-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	578,600	0	4,860.	452,600	1,031,200	1,031,200	Year End Roll	12/18/2019
2019	104	FV	405,100	0	4,860.	480,900	886,000	886,000	Year End Roll	1/3/2019
2018	104	FV	405,100	0	4,860.	350,800	755,900	755,900	Year End Roll	12/20/2017
2007	104	FV	398,800	0	4,860.	198,000	596,800	596,800	Commit	12/14/2006
2006	104	FV	395,500	0	4,860.	185,000	580,500	580,500		12/1/2005
2005	104	FV	337,400	0	4,860.	158,400	495,800	495,800		1/5/2005
2004	104	FV	337,400	0	4,860.	158,400	495,800	495,800		12/15/2003
2003	104	FV	209,700	0	4,860.	121,600	331,300	331,300	Year End Roll	11/17/2002

!3782!

PRINT

Date	Time
12/10/20	18:56:05

LAST REV

Date	Time
08/10/20	14:01:16
danam	
3782	

USER DEFINED

Prior Id # 1:	31469
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GRENDA EDWARD P	67298-558		5/23/2016	Estate/Div	390,000	No	No	4	Condo removal 67298:575
DOORLY-SCHREIBE	49910-145		8/7/2007		578,000	No	No		
KING NANCY & RO	40692-384		8/29/2003		540,000	No	No		
	13688-513		5/1/1979		75,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/30/2020	722	Porch	34,000	O				
3/10/2005	146	Renovate	40,000			G6	GR FY06	2ND/3RD FLRS & FRT
10/16/2003	886	Redo Bat						REDO KIT
10/12/2003	885	Redo Bat						RE-DO KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
11/12/2018	MEAS&NOTICE	HS	Hanne S
8/29/2005	Fieldrev-Chg	BR	B Rossignol
11/7/2000	Hearing N/C	189	PATRIOT
3/8/2000	Mailer Sent		
3/3/2000	Measured	264	PATRIOT
11/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4860		Sq. Ft.	Site		0	80.	1.16	1									452,641						452,600	

Total AC/HA: 0.11157 | Total SF/SM: 4860 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 452,641 | Spl Credit | Total: 452,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.13032937
Const Adj.:	0.98000199
Adj $ / SQ:	188.313
Other Features:	122369
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	648305
Depreciation:	70017
Depreciated Total:	578288

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	6	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2003
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	3	
Totals			
2	12	6	

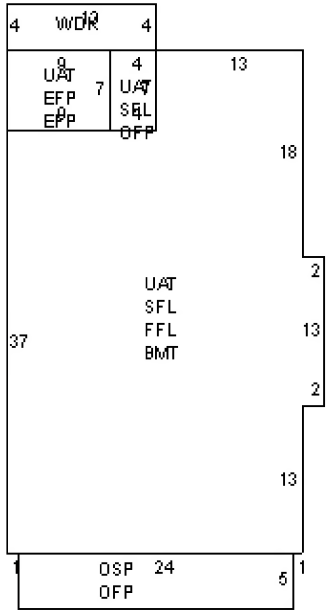
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	188.31
Special Features:	0	Val/Su Net:	144.43
Final Total:	578300	Val/Su SzAd	264.55

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,107	188.310	208,463
BMT	Basement	1,079	56.490	60,957
FFL	First Floor	1,079	188.310	203,190
UAT	Upper Attic	293	131.820	38,557
OFP	Open Porch	148	27.100	4,010
EFP	Enclos Porch	126	47.860	6,030
OSP	Screen Porch	120	32.610	3,913
WDK	Deck	52	15.680	815
	Net Sketched Area:	4,004	Total:	525,935

Size Ad	2186	Gross Are	4881	FinArea	2479

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

044.0-0005-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	